



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
1520 ROYAL PALM SQUARE BOULEVARD, SUITE 310
FORT MYERS, FLORIDA 33919

June 12, 2009

Regulatory Division
South Permits Branch/Fort Myers Section

JUN 12 2009

PUBLIC NOTICE

Permit Application No. SAJ-2008-02269 (IP-LAE)

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) and Section 404 of the Clean Water Act (33 U.S.C. §1344) as described below:

APPLICANT: Peace River Island, LLC
c/o Peter Fagan
9929 Clear Lake Circle
Naples, FL 34109

WATERWAY & LOCATION: The project site is situated along the south shore of the Peace River on an island that has been historically separated from the mainland by a near-shore man-made canal; the site is located at the end of Peace Island Drive, in Section 33, Township 40S, Range 23E, Punta Gorda, Charlotte County, Florida; a 1.16-acre upland-based off-island parking area is located immediately south of the subject parcel, east of the existing access bridge.

Directions to the site are as follows: From the intersection of Interstate-75 and U.S. 17/Duncan Road, travel east 0.7 mile; at Chelsea Drive, U-turn to head west on U.S. 17/Duncan Drive 0.2 mile to right turn onto Regent Road (Regent Road becomes Peace Island Drive; continue 0.4 miles to end of Peace Island Drive; site is across the canal and has no standard vehicular access.

LATITUDE & LONGITUDE (NAD83): Latitude 26.951556 N
Longitude 82.011739 W

PROJECT PURPOSE:

Basic: To construct a residential development with docking facilities, conduct shoreline stabilization, and dredge a man-made tidal canal.

Overall: To construct a 55-unit multi-family residential development with common areas and associated infrastructure, 3 residential community docks with 34 wet-slips; to conduct shoreline stabilization; to dredge a tidal man-made canal along the interior-shoreline perimeter of the subject parcel to a target depth of -5.0 Mean Low Water. The project also involves construction of a 1.16-acre off-island upland-based parking facility to preclude routine vehicular site access.

PROPOSED WORK: The applicant proposes to construct a residential development with 55 attached townhouse-style multi-family residential units, common areas and associated infrastructure; the project includes construction of a 1.16-acre upland-based off-island parking facility to preclude routine vehicular site access. Additionally, the project involves land-based and barge-based construction of 3 residential community docks with 34 wet-slips (pilings to be jetted/driven; no blasting is proposed). The applicant proposes to discharge 700 cubic yards of rip-rap fill along 1,126 linear feet (0.27 acre) of canal shoreline at the eastern docking structure for shoreline stabilization. The project involves land-based dredging of the tidal man-made canal along the interior-shoreline perimeter of the subject parcel to a target depth of -5.0 Mean Low Water (excavation volume is estimated at 989 cubic yards; excavated materials will be utilized for on-site mitigation). The duration of construction is estimated at one year.

Avoidance and Minimization Information: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: a) the applicant conducted an alternative-site assessment and selected the most reasonable and practicable project site; b) the applicant revised the design plans and reduced the initial number of residential units from 85 single-family units (which involved impacts to all 3.58 acres of on-site wetlands) to 55 townhouse-style attached residential units, representing a 34% reduction in proposed wetland impacts (total impacts are 2.37 acres), and has proposed the minimal amount of fill that would serve the project purpose; c) the applicant has reduced the number of proposed boat slips from 55 to 34; d) the applicant sited the construction footprint to avoid higher-quality on-site wetlands and will restrict proposed development to the eastern portion of the site, where invasive exotic vegetative species are dominant; e) the applicant designed the project to restrict routine vehicular site access and to concurrently reduce the impervious footprint associated with the proposed development via construction of an upland-based off-island parking facility;

f) the applicant proposes to conduct shoreline stabilization using rip-rap fill in lieu of the initial proposal for a vertical concrete seawall; g) the applicant has provided a compensatory mitigation plan that enhances and preserves 75% of the on-site wetlands and offsets potential direct and secondary wetland impacts; the proposed mitigation plan includes creation of a 2.39-acre mangrove shelf; h) the applicant will account for 0.06 acre of temporary impacts to saltwater marsh habitat upon project completion by removing all temporary fill materials, regrading to existing elevations, and restoring the site via replanting with native vegetation (black needle rush) to supplement natural recruitment.

Compensatory Mitigation: The applicant submitted a compensatory mitigation plan that enhances and preserves 75% of the on-site wetlands and offsets 2.27 acres of potential direct and secondary wetland impacts; the majority of impacts are landward of the Mean High Water (MHW) line. The proposed mitigation plan includes: a) enhancement and preservation of 1.73 acres of on-site wetlands; b) creation of 2.39 acres of mangrove wetlands; c) purchase of 1.24 saltwater forested mitigation credits from the Little Pine Island Mitigation Bank. Additionally, the applicant will account for 0.06 acre of temporary impacts to saltwater marsh habitat by removing all temporary fill materials, regrading to existing elevations, and restoring the site via replanting with native vegetation to supplement natural vegetative recruitment.

EXISTING CONDITIONS: The 21.71-acre project site (including the canal area) is situated along the south shore of the Peace River, on an island parcel (15.9 acres) that has been historically separated from the mainland via a near-shore tidal man-made canal (subdivision platted in 1929) and is vacant land; the proposed 1.16-acre upland-based off-island parking area is also vacant land. The surrounding area supports single-family and multi-family residential properties, and supports existing residential docking facilities. The site is comprised of upland areas, and wetland habitat that may be characterized as mangrove swamp (8.0 acres) comprised primarily of red mangroves, and saltwater marsh (1.5 acre) dominated by needle rush, with from 10-90% invasive exotic vegetation coverage (Brazilian pepper).

ENDANGERED SPECIES: The U.S. Army Corps of Engineers (Corps) has determined the project poses "no effect" to swimming sea turtles, smalltooth sawfish, and the Florida panther; is "not likely to adversely affect" (NLAA) the wood stork; and "may affect, is not likely to adversely affect" (MANLAA) the manatee

or its designated critical habitat (sequential effect determination=A>B>C>D>E>N>O>P-MANLAA). The effect determinations are based on information provided by the applicant, and the applicant's willingness to comply with the *Standard Manatee Conditions for In-Water Work* (FWS 2005) and *Sea Turtle and Smalltooth Sawfish Construction Conditions* (NMFS 2006). The Corps will request agency concurrence with the effect determination for the manatee pursuant to Section 7 of the Endangered Species Act by separate letter.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service (NMFS) on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act of 1996. Project components that have the potential to affect EFH include construction of a multi-slip residential docking facility, and dredging of the tidal man-made canal along the interior-shoreline perimeter of the subject parcel. The following analysis with respect to EFH is provided:
A) The proposed dock construction work would create long-term shading impacts to 6900 square-feet of silt substrate bottom that may be utilized by various life stages of shrimp, spiny lobster, stone crab, snappers/groupers, and migratory/pelagic fishes. The applicant provided results of a bathymetric survey (conducted February 2008) that indicated no submerged aquatic vegetation (SAV) in the dock construction footprint.
Construction of the docking facility involves direct impacts along 1,375 linear feet of canal shoreline via clearing associated with construction of 34 wet-slips. B) The proposed dredging of approximately 989 cubic yards of bottom material from the tidal man-made canal will be conducted along 2,575 linear feet (4.74 acres) of canal shoreline to improve navigational access. There is no SAV in the dredge footprint.

Our initial determination is the proposed action would not have a substantial adverse impact on EFH or Federally-managed fisheries in the waters of the Peace River. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification is required from the Florida Department of Environmental

Protection (DEP) or one of the state Water Management Districts; Coastal Zone Consistency Concurrence/proof of exemption is required from the State of Florida and is pending.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 21 days from the date of this notice.

If you have any questions concerning this application, you may contact Linda A. Elligott at the letterhead address, via e-mail at Linda.A.Elligott@usace.army.mil, by fax at 239-334-0797, or by telephone at 239-334-1975, Ext. 32.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of probable impacts. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as any proposed compensatory mitigation.

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with US Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice, we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

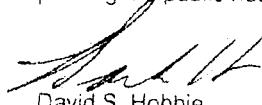
IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible for inclusion therein, are located at the site of the proposed work. Presently, unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.



David S. Hobbie
Regulatory Division

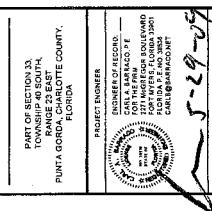
Barraco
and Associates, Inc.
Civil Engineering, Land Surveying
Land Planning, Landscape Design
www.barraco.net

2271 McGregor Blvd., Suite 100
Fort Myers, FL 33901-3300
PHONE: (239) 463-3170
FAX: (239) 463-3149
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING TWO - SURVEYING TWO 0404

PREPARED FOR

DEVPRO
INC.

9128 CLEAR LAKE CIRCLE
NAPLES, FLORIDA 33916
PHONE: (239) 593-3737
FAX: (239) 593-3749
PROJECT DESCRIPTION



INDEX OF DRAWINGS

| SHEET | DESCRIPTION | XREF | DRAWING NAME |
|-------|--|------|----------------|
| 1 | COVER SHEET AND LOCATION MAP | A | 001-PERSON.LWO |
| 2 | LEGEND AND STANDARD ABBREVIATIONS | E | 001-PERSON.LWO |
| 3 | AERIAL PHOTOGRAPH, AND EXISTING CONDITIONS | B,C | 001-PERSON.LWO |
| 4 | MASTER SITE PLAN | B | 001-PERSON.LWO |
| 5 | MASTER ORGANIC PLANT | B | 001-PERSON.LWO |
| 6-8 | TOPICAL SECTIONS | D | 001-PERSON.LWO |
| 9 | DRAWINGS AND MISCELLANEOUS DETAILS | H | 001-PERSON.LWO |
| 10 | EROSION CONTROL DETAILS | I | 001-PERSON.LWO |
| 11 | STORMWATER POLLUTION PREVENTION | B | 001-PERSON.LWO |

5-29-05

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| 3 | AERIAL PHOTOGRAPH IMAGE | C | 001-PERSON.JPG |
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| 6 | DRAWING TABLE TEXT BASE | F | 001-PERSON.DWG |
| 7 | CONSTRUCTION BASE | G | 001-PERSON.DWG |
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S.W.F.W.M.D. ENVIRONMENTAL RESOURCE PERMIT PLANS

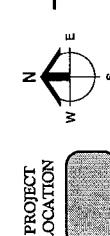
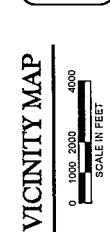
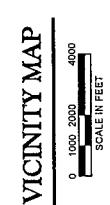
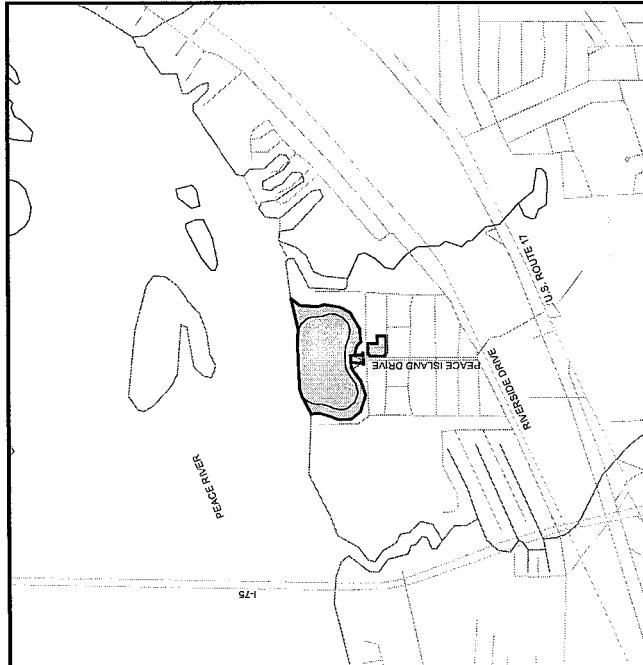
FOR

PEACE RIVER ISLAND PLANNED DEVELOPMENT

PART OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 23 EAST
PUNTA GORDA, CHARLOTTE COUNTY, FLORIDA

PROJECT DATA

| | | |
|---|----------------------------------|--|
| SITE ADDRESS | PROJECT DATUM | |
| PEACE ISLAND DRIVE PUNTA GORDA, CHARLOTTE COUNTY, FL 33950 | | NEV0.39 |
| RECORD PLAT | PENDING | |
| ISLAND PROPOSED PD RESOLUTION | PARKING | |
| FL.OOD ZONE | STRAP NUMBERS | |
| ACCORDING TO U.M. COMMUNITY PLATE 120, SEC 10 OF THE 1990 FEDERAL LAND POLYGRAPH AS LOCATED IN THE CO. ZONE, WE RECOMMEND THE CONTRACTOR NOT CONSTRUCT ANY STRUCTURE IN THE CO. ZONE AND AS NOTICE OF CONTRACTOR'S CONSTRUCTION ACTIVITY | | 001-PERSON.LWO 001-PERSON.DWG |
| PERMIT REQUIREMENTS | STATUS | NOTES |
| SW. FLORIDA WATER MANAGEMENT DISTRICT MANAGEMENT DISTRICT CHARLOTTE COUNTY, FL PUNTA GORDA, FL FLORIDA DEPARTMENT OF HEALTH FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION ARMY CORPS OF ENGINEERS F.C.P. NOTICE OF INTENT | | PENDING APPROVED PENDING PENDING PENDING PENDING PENDING |
| NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY | | |
| DESIGN TEAM | | |
| PROJECT ENGINEER | PROJECT MANAGEMENT | |
| CHR. A. BARRACO, P.E. | CHRIS VANBUREK | |
| TIM GANN, E.I. | B.L.S. SURVEYORS & MAPPERS, INC. | |
| DESIGN ENGINEER | PROJECT SURVEYOR | |
| TODD VANA | JENNIFER SPREN | |
| LEAD DESIGN TECHNICIAN | SITE PLANNING | |
| JARA HULSLANDER | LANDSCAPE DESIGN | |
| DESIGN STAFF | PROJECT LOCATION | |
| CHRIS VANBUREK | JENNIFER SPREN | |
| QUALITY CONTROL | RECORD DRAWINGS | |
| CHRIS VANBUREK | PENDING | |
| THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA. | | |
| ALL DIMENSIONS ARE IN FEET. | | |
| PLAN STATUS | | |
| SAJ-2008-2269 (P-LAE) Peace River Island LLC June 12, 2009 Attachment 111 | | |



| PROJECT FILE NO. | PLAN STATUS | COVER SHEET AND LOCATION MAP | LOCATION MAP |
|------------------|-------------|------------------------------|------------------------|
| 60173 | 1 | SAJ-2008-2269 (P-LAE) | Peace River Island LLC |

Barraco

And Associates, Inc.

Civil Engineering, Land Surveying

LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MAGGEGOR BLVD. SUITE 100

PORT CHARLOTTE, FLA. 33980

PHONE (239) 461-3110

FAX (239) 461-3108

FLORIDA CERTIFICATE OF AUTHORIZATION

ENGINEERING 7055 SURVEYING 11440

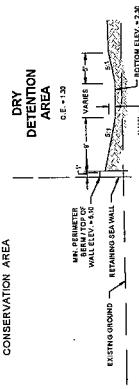
PREPARED FOR:

DEVPRO INC.

100% OWNED

BY

PEACE
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PEACE RIVER ISLAND

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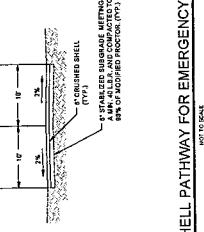
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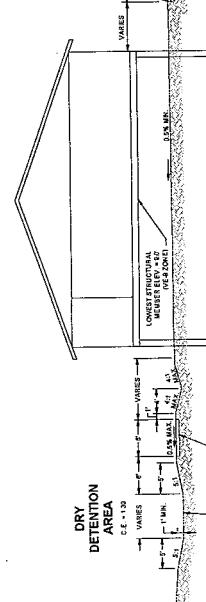
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ISLAND

100% OWNED



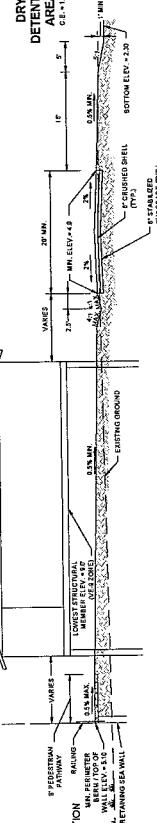
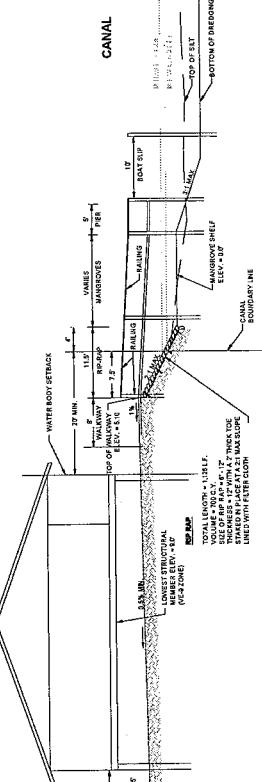
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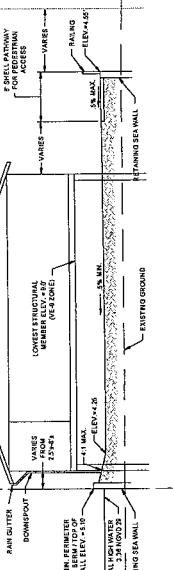
TYPICAL SECTION

NOT TO SCALE



BUILDING AT WETLAND PRESERVATION

NOT TO SCALE



SAJ-2008-2269 (IP-LAE)
Peace River Island LLC
June 12, 2009
Attachment 4/11

TYPICAL SECTIONS

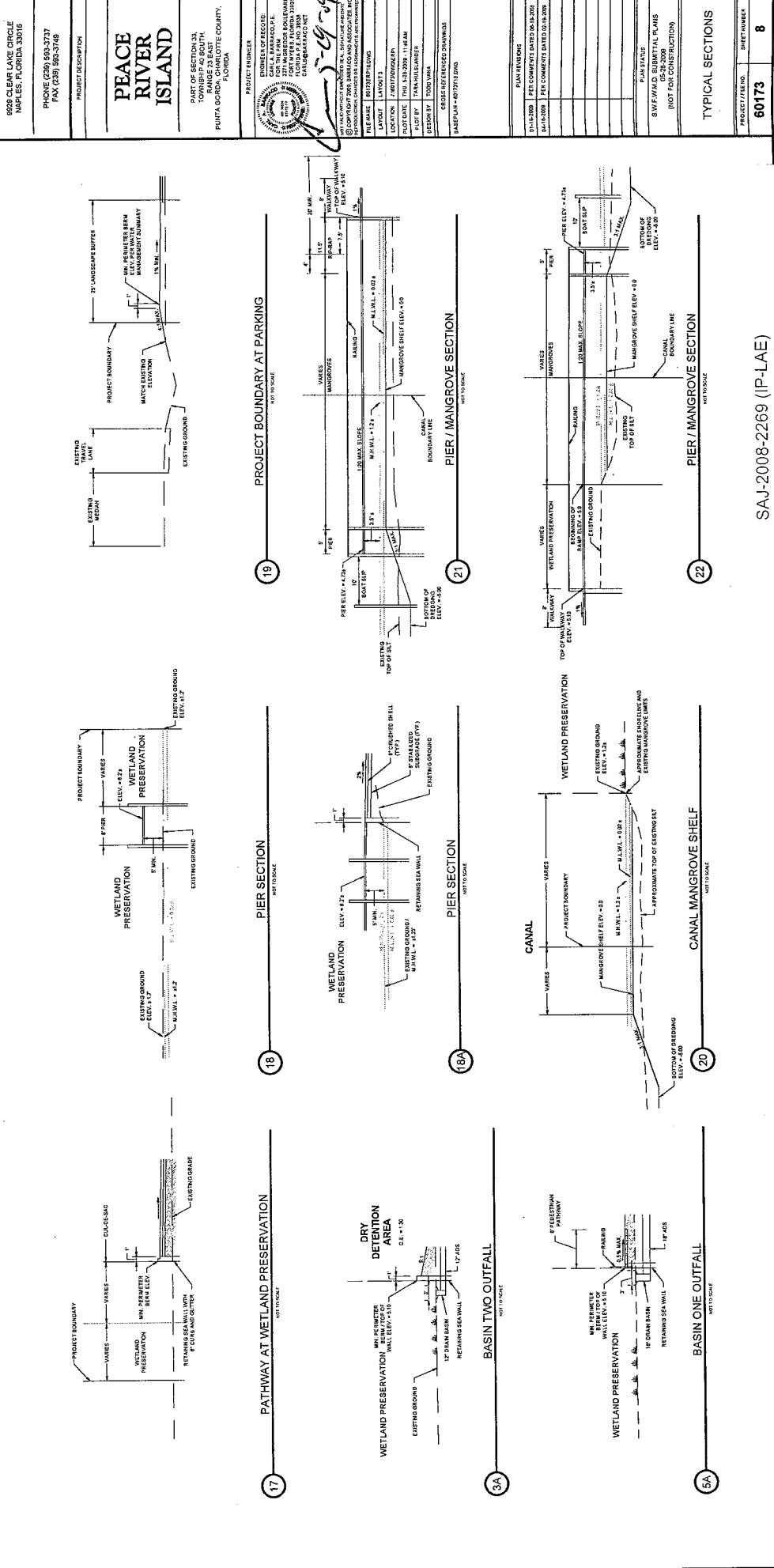
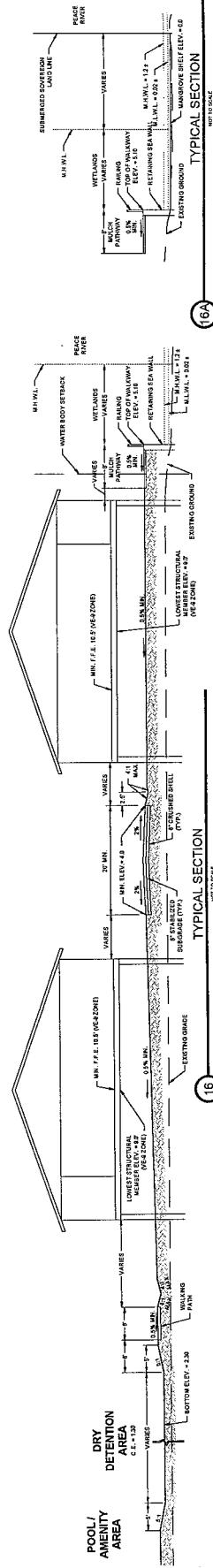
NOT TO SCALE

| | |
|------------------|--------------|
| PROJECT/FIRM NO. | SHEET NUMBER |
| 60173 | 6 |

Barraco
Barraco & Associates, Inc.
Civil Engineering, Land Surveying and
Land Planning - Landscaping Services
www.barraco.net
2271 Necropolis Blvd., Suite 100
Fort Myers, FL 33912-3900
PHONE: (239) 461-3170
FAX: (239) 461-3158
FLORIDA CERTIFICATION OF AUTHORIZATION
ENGINEERING FIRM, SURVEYING LICENSE
PREPARED FOR

DEVPRO
INC.

DEVPRO TNC
PREPARED FOR:

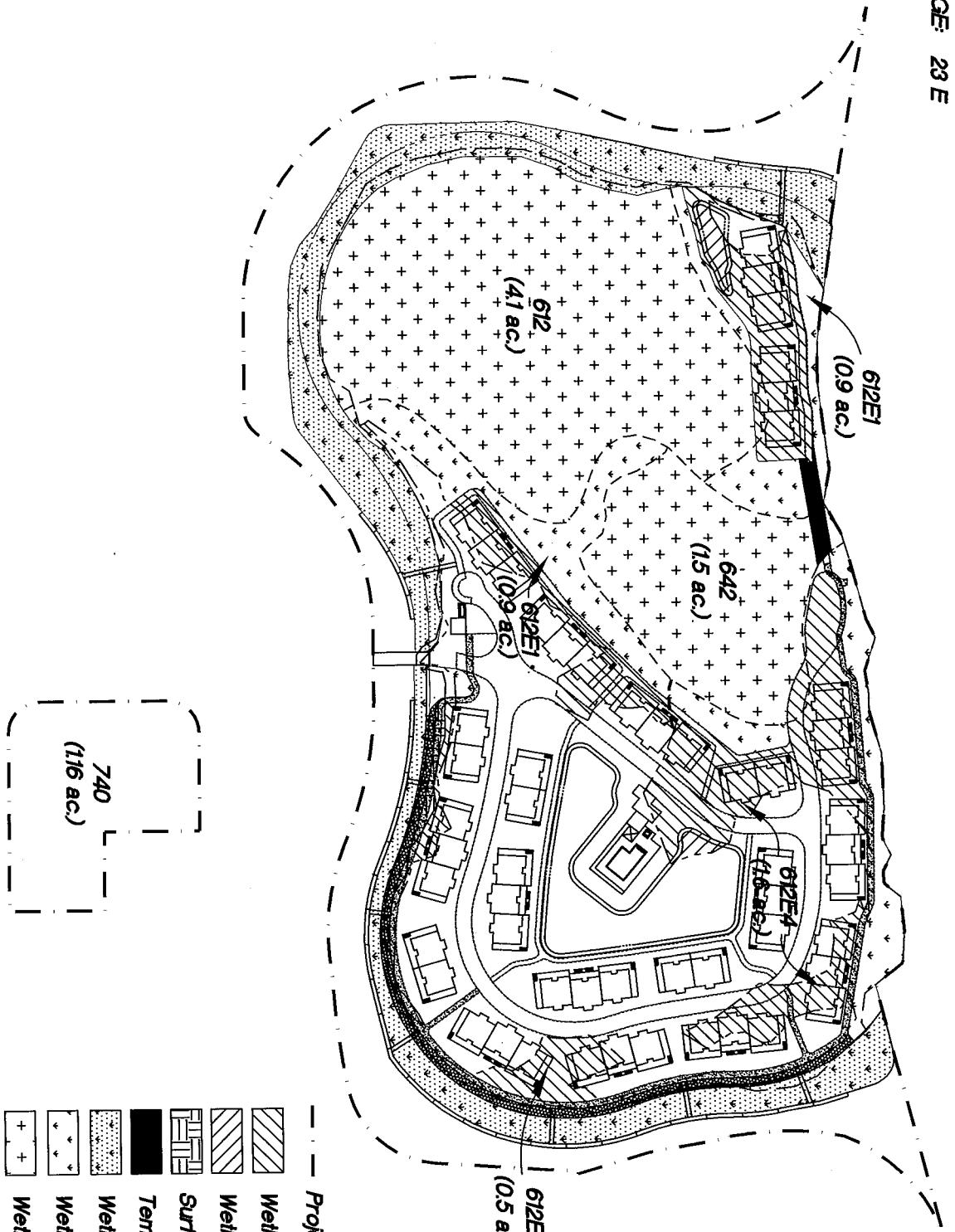


SAJ-2008-2269 (IP-LAE)
Peace River Island LLC
June 12, 2009
Attachment 6/11

SECTION: 33

TOWNSHIP: 40 S
RANGE: 23 E

IMPACT/PRESERVE MAP



0
100
200
SCALE FEET

North

PERMIT USE ONLY, NOT FOR CONSTRUCTION

Drawing: DEVI IMP PRES 05-09.DWG
May 29, 2009 12:04:28 PM
(TJA)

SAJ-2008-2269 (IP-LAE)
Peace River Island LLC
June 12, 2009
Attachment 7/11

ER
1C.
TING

PEACE RIVER ISLAND

SHEET

TABLE FOUR:

SUMMARY OF STRUCTURES OVER WETLANDS AND OTHER SURFACE WATERS

| STRUCTURES | TYPE OF WORK* | LENGTH | WIDTH | HEIGHT | TOTAL AREA | PROPOSED SLIPS | EXISTING SLIPS |
|--|----------------------|-----------|-------|--------------------------|------------------------|----------------|----------------|
| FOR EACH DOCK OR PIER PLEASE COMPLETE: | N: east dock | 1,080 ft. | 5 ft. | 4.7 ft. above MLW | 5,400 ft. ² | 24 @ 45 ft. | 0 |
| | N: south dock | 150 ft. | 5 ft. | 4.7 ft. above MLW | 750 ft. ² | 5 @ 30 ft. | 0 |
| | N: west dock | 150 ft. | 5 ft. | 4.7 ft. above MLW | 750 ft. ² | 5 @ 30 ft. | 0 |
| FOR EACH FINGER PIER PLEASE COMPLETE: | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| FOR EACH OTHER WATER STRUCTURE PLEASE COMPLETE: | N: cart boardwalk | 129 ft. | 8 ft. | 5 ft. above ground level | 1,032 ft. ² | 0 | 0 |
| | | | | | | | |
| | | | | | | | |
| TOTAL: | | | | | 7,932 ft. ² | 34 | 0 |

* Type of Work: N=new; R=replaced; O=other; RR=removed; A=altered/modified

* Dock heights based on post-dredging elevation of on-site canal.

Primary use of proposed structures: Private recreational-use docking structures.

Will the docking facility provide:

Live aboard slips? If yes provide number: No.Fueling facilities? If yes provide number: No.Sewage pumpout facilities? If yes provide number: No.Other supplies or services? If yes specify: No.

Type of materials for decking and pilings (e.g. CCA, pressure treated wood, plastic, concrete)

Pilings: All pilings will be constructed of pressure treated wood.Decking: Dock decking will consist of pressure treated wood. Cart boardwalk decking will consist of a light-transmitting (43% or greater) material/grid yet to be determined.
Deck plank spacing: Dock decking will be spaced at a minimum of ½-inch.Number of boats, grouped by length, type and draft, expected to use the facility: The proposed wet slips will provide mooring for a maximum of 34 vessels/boats. The typical vessel anticipated to utilize the proposed wet slips is less than 32 ft. in length and with drafts less than 3 ft.

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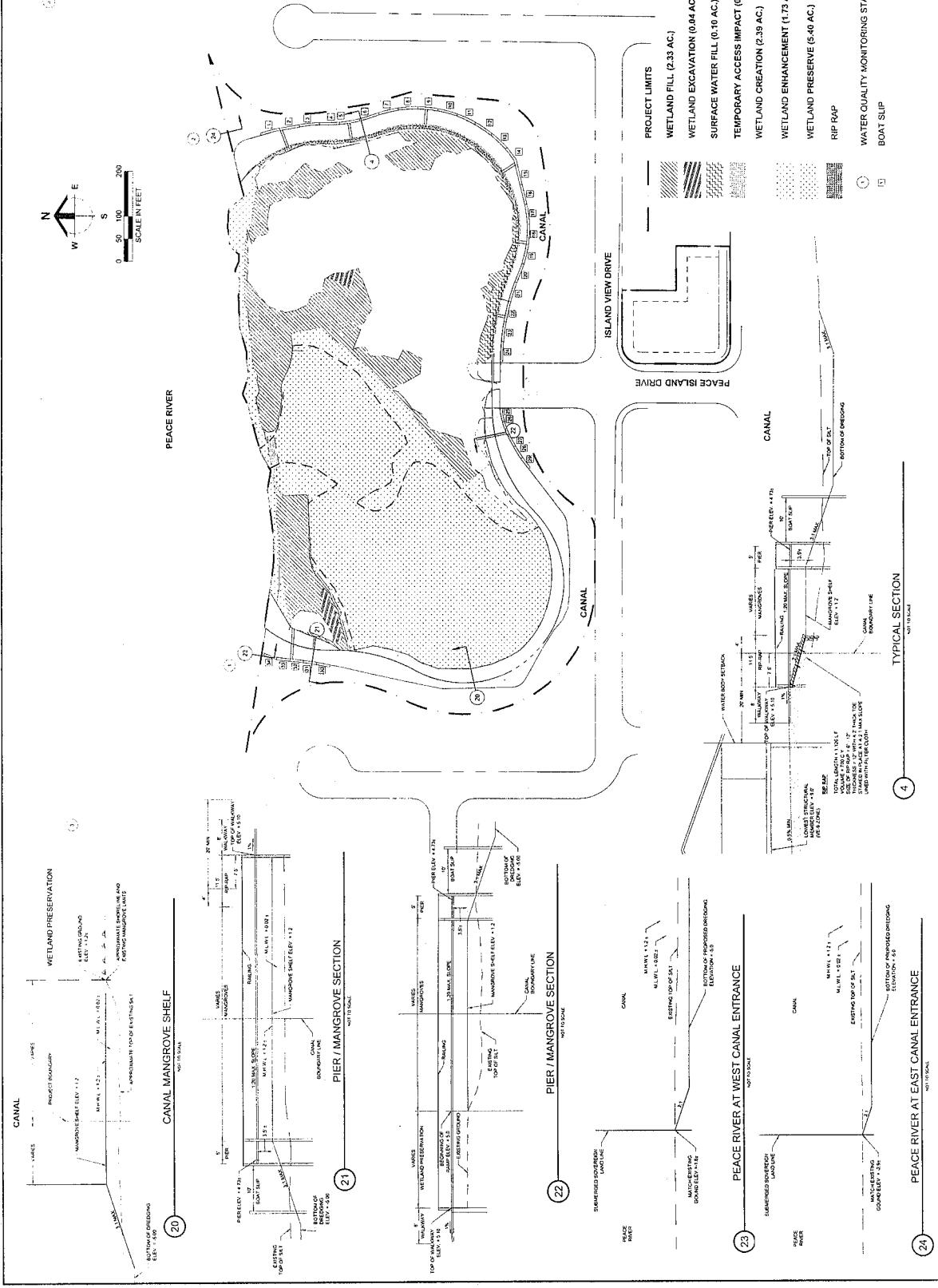
www.bartaco.net

ENGINEERING - LAND SURVEYING
PLANNING - LANDSCAPE DESIGN

100
1ST OFFICE DRAWER 2800
MYERS, FLORIDA 33926-2800
PHONE: (239) 461-3170
FAX: (239) 461-3169

CERTIFICATES OF AUTOMOTIVE
EXHAUST SYSTEMS
CERFICATE #506 SURVEYING, L.B.
BARTACO, INC.

DEVPRO
INC.



SAJ-2008-2269 (IP-LAE)
Peace River Island LLC
June 12, 2009
Attachment 9/11

Barraco
and Associates, Inc.

**CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN**

www.barraco.net
2221 N. CERFEGOR AVE. SUITE 100

2211 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (411) 3170
FAX (239) 481-3109

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7805 - SURVEYING LB-0840

PEACE
ISLAND,
LLC.

PEACE
RIVER
ISLAND

PLAN REVISIONS

SAJ-2008-2269 (IP-LAE)
Peace River Island LLC
June 12, 2009
Attachment 10/11

LEGEND:

ISLAND VIEW DRIVE

PEACE ISLAND DR.

PEACE RIVER

This site plan illustrates the layout of land parcels along the Peace River. The plan includes the following key features and labels:

- PARCELS:** Numerous lots are labeled with names and numbers, including DART PARK, LOT E, LOT F, LOT G, LOT H, LOT I, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, PARK, LOT 37, LOT 38, LOT 39, LOT 40, LOT 1, LOT 2, LOT 3, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, and LOT 18.
- RIVER:** The Peace River is shown flowing through the western side of the parcels.
- ROADS:** DARST AVENUE runs horizontally across the top of the parcels. A secondary road, likely a temporary or development road, is shown branching off from DARST AVENUE towards the center of the site.
- PERIMETER BERM:** A continuous line of berms surrounds the entire development area.
- DEVELOPMENT LIMITS LINE:** A dashed line indicates the outer boundary of the developed or planned area.
- POTENTIAL SPOILS AND STAGING AREA:** Two distinct areas are outlined with a cross-hatch pattern. One is located in the upper right quadrant, and another is located in the lower left quadrant, near the Peace River.

